

**IN THE DISTRICT COURT OF THE VIRGIN ISLANDS
DIVISION OF ST. CROIX**

Theodore Cohen,

Plaintiff,

vs.

Estate of Gabriel Lionel,

Defendant.

Civil No.: 2011-0077

CONSENT JUDGMENT FOR DEBT AND FORECLOSURE

COMES NOW, Plaintiff, Theodore Cohen, and Defendant, Estate of Gabriel Lionel through its Executor Shurn Lionel as the parties to this suit have hereby entered into this Consent Judgment as set forth below:

Defendant warrants it is the legal capacity to enter into this Consent Judgment as the owner of the following described property:

Plot No.5 36-E (0.50 acres) and Plot 36-F (0.49 acres) both of Estate LaGrande Princesse, Company Quarter, St. Croix, United States Virgin Islands as more fully shown on O.L.G. Drawing No. D9-5962-C008 dated July 17, 2008.

Plaintiff has filed suit to foreclose its mortgage on the above property due to Defendant's failure to make payments in accordance with the promissory note secured by the mortgage.

As of the date of the filing of this Consent Judgment, Defendant is indebted to Plaintiff for the sum of \$289,279.18 as reflected in the statement attached as **Exhibit 1**. This matter is scheduled for a trial on or about July 21, 2014. In order to avoid the cost and expenses associated with the trial the parties agreed to enter this Consent Judgment on the date it is signed by both parties. In order to give Defendant one last chance to effectuate alternative

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financing, the parties further agree that this Consent Judgment is to become effective on September 21, 2014. The amount set forth above is justly due from Defendant to Plaintiff at this time, and Defendant acknowledges he is obligated to make payment to the Plaintiff the amount due, and that Defendant is entitled to foreclose the mortgage on the debt. If the debt supported by this Consent Judgment is not paid by September, 21, 2014, this Consent Judgment becomes effective and Plaintiff may proceed with collection of the debt by any and all means including particularly foreclosure of the afore-mentioned real property.

Defendant has entered into this Consent Judgment after receiving such independent legal advice and review as it deems to be appropriate.

WHEREFORE, Defendant and Plaintiff have entered into this Consent Judgment and assumed the obligations and duties set forth above:

Defendant:

Dated: 6/24/14, 2014

Shura Lionel and Scot
Estate of Gabriel Lionel
Scot F. McChain
A Hornely at Law

ACKNOWLEDGMENT

TERRITORY OF THE U.S. VIRGIN ISLANDS)
DISTRICT OF St. Croix) ss:
)

On this 20 day June, before me personally came and appeared Shura Lionel known to me (or satisfactorily proved) to be the individual described in and who executed the foregoing instrument, and he acknowledged that he signed the same freely and voluntarily for the purposes therein contained.

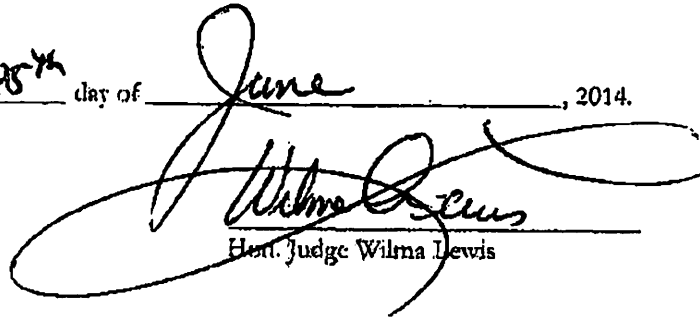
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Scot F. McChain
Notary Public

Scot F. McChain, Esq.
Notary Public, St. Croix, USVI
NP Commission #LNP 017-10
My Commission Expires June 23, 2014

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SO ORDERED this 25th day of June, 2014.


Hon. Judge Wilma Lewis